

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

March 23, 2004

Call to Order

Chair Hawley called the meeting to order at 7:00 p.m.

Roll Call

Present: Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren, Carol Kempiake, Ruben Jimenez and Alternate Jim Zwerg

Absent: Jim Burch

Council Members: Dr. Robert Doster

Staff Present: Liz Zeller, Phil Garthright, Larry Harmer, Woody Scoutten, Joe Blanton, and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the Minutes of the March 9, 2004 Regular Meeting. Alternate Member Zwerg made a motion to approve the minutes of the March 9, 2004 Regular Meeting, seconded by Member Kempiake. The motion passed unanimously.

Chair Hawley stated that Board Member Jim Burch wished to resign from the Community Planning and Development Board. Member Napolitano requested Staff acknowledge Member Burch with a Certificate of Service. Member Napolitano made a motion to present Member Burch with a Certificate of Service seconded by Member Warren. The motion passed unanimously.

4. WITHDRAWALS/CONTINUANCES: NONE

5. NEW BUSINESS:

5A. RZ04-15: GERARD CONSTRUCTION REZONING

Request by Ron Gerard, of Gerard Construction, for the rezoning of approximately 10 acres of land approximately 1/8 mile south of Yuma Road and 1/4 mile east of Miller Road from Rural-43 to General Commerce. This request is in conjunction with the applicant's recent annexation application and the General Commerce zoning complies with the Town's Land Use District Map. The General Commerce Land Use District will allow the applicant to pursue a site plan application for convenience and vehicle storage. Ron Gerard and Doug Schriber, of Gerard Construction were present for questions from the Board. Member Kempiake asked why this project would be on septic. Mr. Scoutten stated that there is sewer capacity available in the Lower Buckeye line, but it is a 1/2 mile from

this project and there really may only be enough capacity for one or two units. This project is very small and will only have one restroom for the property manager. Member Napolitano stated that a project like this will help the Town with code enforcement because it will give people a place to store their stuff. Mr. Scoutten spoke that a future road change for Yuma road would need to occur to bring the road alignment south to avoid the Miller Road Interchange with Interstate 10. Mr. Scoutten also stated that staff would work with the applicant and other surrounding property owners to come to a consensus on the alignment. Chair Hawley opened the Public Hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to recommend approval of RZ04-15 seconded by Member Napolitano. The motion passed unanimously.

5B. CMP03-111: SPURLOCK RANCH COMMUNITY MASTER PLAN

Request by David Burrows of CMX on behalf of Spurlock Land, L.L.C. for the approval of the Spurlock Ranch Community Master Plan generally located southwest from the road alignments of 259th Avenue and Union Hills Drive). The Spurlock Ranch Community Master Plan consists of approximately 2,840 acres and will provide for 7,329 dwelling units. Mr. Harmer spoke on behalf of David Burrows of CMX and distributed a fax from Mr. Burrows requesting a continuance of CMP03-111. Mr. Harmer requested a continuance of CMP03-111 to April 13, 2004. Vice Chair Raney made a motion to continue CMP03-111 to April 13, 2004 seconded by Member Warren. The motion passed unanimously.

5C. RZ04-97: WOODS REZONING

Request Bill and Bonnie Woods for the rezoning of approximately 2 acres located at 1122 North 189th Avenue, Buckeye, Arizona from Rural-43 to GC, General Commerce. Mr. Garthright gave a brief overview of the project. Bill and Bonnie Woods were present for questions and they stated that they will continue with their current business of growing flowers. Chair Hawley opened the Public Hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempiake made a motion to recommend approval of RZ04-97 seconded by Alternate Member Zwerg. The motion passed unanimously.

COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next meeting will be on the 13th of April and since there will be a large agenda staff request a work session to begin at 6:00. The Board agreed to have a work session prior to the regular meeting.

REPORT FROM THE DEVELOPMENT BOARD:

Member Kemptiak stated that she was disappointed to see "Coming Soon" signs up on properties when the project has not even been presented to the Board yet. Chair Hawley also thanked Woody Scoutten for working with the developer of the Sundance project to have the stop sign at Rainbow and Yuma Roads relocated so it could be more visible

ADJOURNMENT:

Vice Chair Raney made a motion to adjourn the meeting seconded by Alternate Member Zwerg. The motion passed. The Meeting adjourned at 7:30 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 23rd day of March 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary